

Ebnal House
96 London Road, Shrewsbury, Shropshire



Strutt
& Parker

Land and property. Since 1885.



6,022 sq ft (505 sq m) | Freehold
6/7 bedrooms | 4 bathrooms
5 reception rooms | Arranged over 3 floors
Carport | Extensive parking | Garden
Town location

Guide price £2,250,000

A substantial and elegant period residence, sensitively refurbished to combine architectural heritage with contemporary luxury, set within extensive private grounds in a prime residential area of Shrewsbury.

Ebnal House is a striking example of early 20th-century architecture, featuring an impressive red-brick and rendered façade and beautifully proportioned interiors. Extending to over 5,400 sq ft across three floors, the property has been beautifully reimagined and comprehensively refurbished by the current owners alongside a reputable local interior design practice, resulting in a sophisticated and impeccably finished home that blends period detailing with high-quality modern finishes.

The reception hall, with its impressive oak staircase, creates a superb first impression and leads to a series of elegant reception rooms. These include a refined drawing room with feature fireplace, a formal dining room with a coffered ceiling, and a comfortable family room featuring an elegant fireplace with a modern black wood-burning stove. The heart of the home is the exceptional kitchen and breakfast room, filled with natural light from a large roof lantern and laid to and attractive herringbone flooring. The bespoke kitchen is fitted with elegant in-frame Shaker cabinetry under quartz worksurfaces, featuring a Rangemaster cooker and range of premium integrated appliances, along with a substantial central island.

Practical accommodation is well considered, with a boot room, utility room and separate study, together with a home office accessed externally, complete with en suite cloakroom.

The first floor provides a luxurious principal suite with en-suite shower room, along with four further generous double bedrooms, one en-suite, and a well-appointed family bathroom. The second floor offers flexible accommodation, including a cinema room which could serve as an additional bedroom, and a seventh bedroom, ideal for guests or use as a teenage suite.

The property is set back behind double electric gates, with an in and out sweeping gravel driveway providing ample parking and access to a timber-framed double carport.

The house occupies a generous plot of approximately 0.55-acre. The well-maintained rear garden is predominantly laid to a broad, level lawn, bordered by mature trees and established hedging, providing excellent privacy. An expansive paved terrace extends from the rear of the house, creating an excellent space for outdoor entertaining and al fresco dining.

Location

The property is situated on London Road, a highly convenient residential address just a short distance from Prestfelde Preparatory School and Shrewsbury town centre yet with easy access to river and rural walks. The historic market town offers an excellent range of independent shops, cafés, restaurants and leisure facilities, together with a vibrant cultural scene. Nearby attractions include the Quarry Park, Theatre Severn and a number of golf and sporting clubs.

The area is particularly well served for schooling, with highly regarded independent options including Shrewsbury School, Shrewsbury High School, Concord College and Prestfelde School, while excellent grammar schooling is available in the wider area, including Haberdashers' Adams Grammar School and Newport Girls' High School.

Shrewsbury railway station provides direct services to Birmingham, Manchester and London via Wolverhampton, while the A5 and M54 offer convenient road links to Telford, the West Midlands and national motorway networks. The surrounding Shropshire countryside, including the Shropshire Hills Area of Outstanding Natural Beauty and the Welsh borderlands, provides excellent opportunities for walking, cycling and outdoor pursuits, with the historic towns of Ludlow, Church Stretton and Ironbridge all within easy reach.

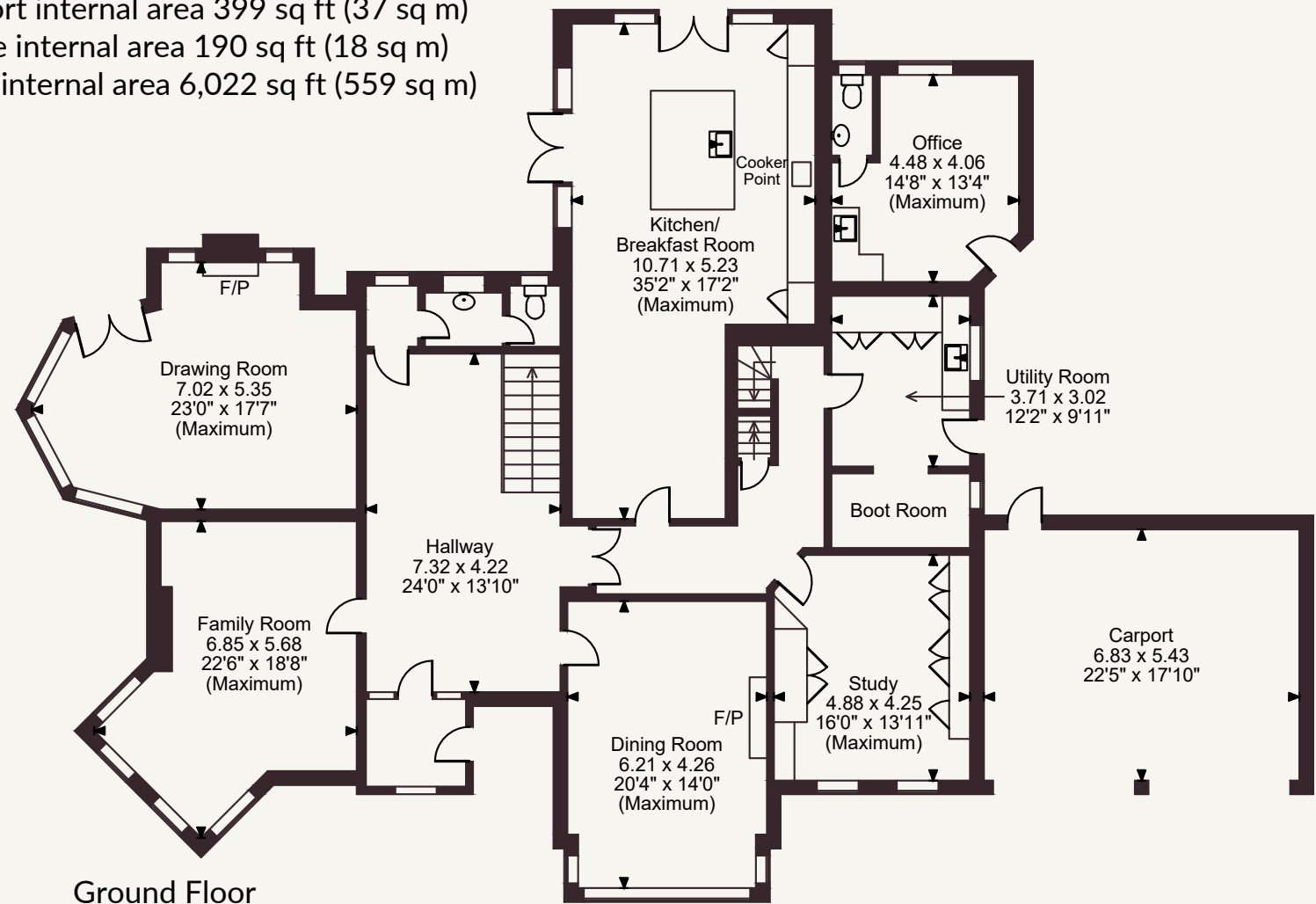
Postcode region SY2.

General

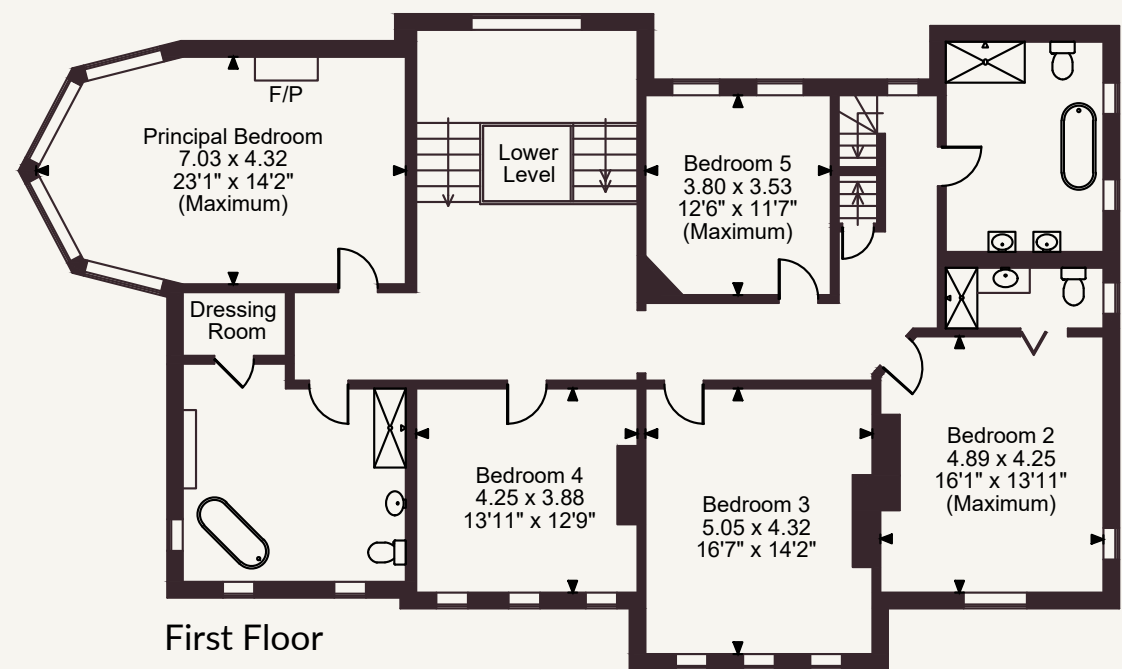
Local Authority: Shropshire Council
Services: Mains gas, electricity, drainage and water.
Council Tax: Band G
EPC Rating: Rating D
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



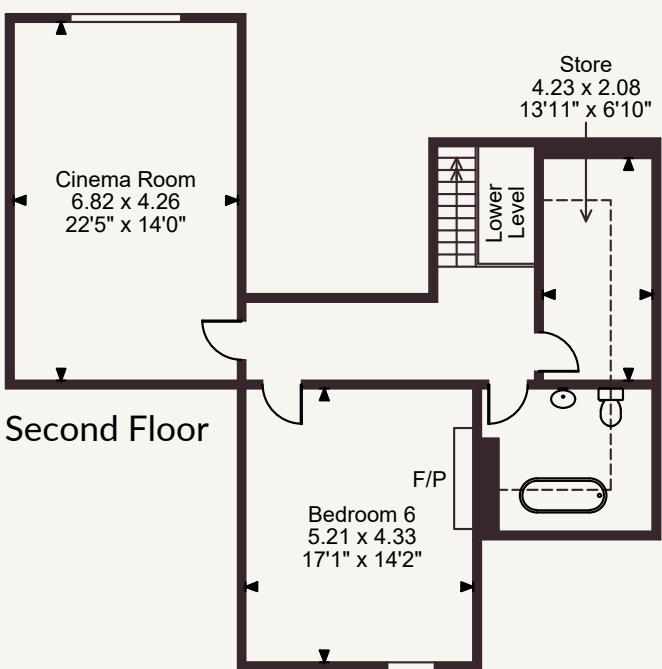
Ebnaal House, London Road, Shrewsbury
Main House internal area 5,433 sq ft (505 sq m)
Carport internal area 399 sq ft (37 sq m)
Office internal area 190 sq ft (18 sq m)
Total internal area 6,022 sq ft (559 sq m)



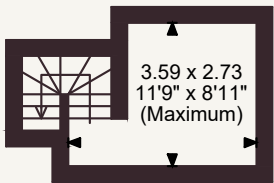
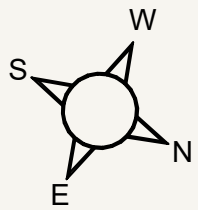
Ground Floor



First Floor



Second Floor



Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8691500/KRA

Strutt & Parker Shropshire & Mid Wales

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR
01743 284200 | shropshire@struttandparker.com

 @struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.



Strutt
& Parker

Land and property. Since 1885.